



From: Kelly M. Winters - Deputy Director
To: City Council
Date: January 8, 2016
Re: Inspection of Existing Home at 8210 E. Auburn Rd.

MEMO

On Tuesday, January 5th, I met with Members of the Planning Staff, the Property Owner, a potential Business Owner, and a Structural Engineer on site to review the existing home at the above address.

Please note my inspection was strictly from a Building Code perspective to determine what needed to be done to the home to bring it back to a residential occupancy. I did not review the home for historical purposes.

To put it simply, the home at the above address has been neglected and poorly maintained for a very long time and is in a sad state of repair.

I have two major points of concern:

- The foundation of the home has been compromised over the years. While nothing obvious appears on the outside, a close look on the inside reveals a foundation system that has been torn out in several areas to allow access to other areas or the installation of utilities, such as heat ducts. No effort was made to install proper headers or beams, and very little is left of the original back foundation wall of the home. This combined with weak or compromised floor joists has left the first floor of the home like a roller coaster.
- The roof has deteriorated to the point that it has let water into the home. This is evident by several falling sections of plaster ceiling on the second floor, and many damaged wall areas.

In order to bring the home back up to habitable standards, the following would be required at a minimum:

- Interior -
 - A complete "gutting" and removal of all interior to framework.
 - An evaluation of the structure to determine if mold is present and remediation measures as might be required.
 - The installation of proper support headers, beams, columns, posts, footings, joists and rafters as required to straighten the home structure.
 - The installation of a new plumbing system throughout.
 - The installation of a new electrical system throughout.
 - The installation of a new heating system throughout.
 - The installation of new insulation throughout.
 - The installation of new drywall throughout.
 - The installation of new doors and new trim throughout.
 - The installation of a complete new kitchen and complete new bathrooms.
 - Painting and installation of new floor materials throughout.
- Exterior-
 - The installation of a new roof, including removal of the existing roofing and repairs to the structural parts of the existing roof.
 - An investigation for potential leak areas in the existing aluminum siding and trim, and repairs as required. The replacement of siding and trim as necessary in areas where missing.

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- The repair of all double hung windows to make them operable, and then the painting and sealing of all windows.
- The installation of a proper parking surface for the driveway off Auburn Rd.

Based on the above, it would be my conservative estimate that it would cost in excess of \$250,000 to return this home back into a habitable state.

Should the home be modified for commercial use, the costs would most likely be significant more, as, depending on use, items like Fire Suppression Systems, elevators, and Barrier Free/ADA upgrades might be required.

Finally, true Historic Restoration of this home would most likely significantly increase the repair costs, as there are strict guidelines on material types and use to bring a home back to its original state.